

**JOINT POULSBO CITY COUNCIL AND
PLANNING COMMISSION MEETING OF JANUARY 27, 2009**

M I N U T E S

PRESENT: Mayor Quade; Councilmembers: Berry-Maraist, Crowder, Erickson, Lord, McGinty, Rudolph, Stern.
Planning Commission Members: Hanson, Nordnes, Stevens, Coleman, Thayer.
Staff: Berezowsky, Berghoff, Boltz, Nelson, Stephens, Weaver.

MAJOR BUSINESS ITEMS

- * * * Kick off Workshop
- * * * Summary of Major Changes Between 1994/2009 Plans
- * * * Buildable Lands/Land Capacity Analysis Summary

1. Call To Order and Pledge of Allegiance

Mayor Quade called the meeting to order in the Council Chambers at 7:00 PM and lead the Pledge of Allegiance.

2. Citizen Comments

- a. Molly Lee commented the map that is included in the draft Comprehensive Plan needs to be updated based on the information she provided to Assistant Public Works Director Kasiniak, and expressed her opposition to annexation and urbanization of the west urban growth area.
- b. Carlotta Cellucci commented the draft Comprehensive Plan does not address habitat and wildlife conservation and requirements.
- c. Jan Wold commented on the growth targets in the draft Comprehensive Plan are higher than those of surrounding jurisdictions, and the adjustment to the residential low and medium targets.

Mayor Quade announced tonight's meeting will be broadcast on Bremerton Kitsap Access Television.

3. Summary of Major Changes Between 1994/2009 Plans

Karla Boughton, kb Consulting, explained the City Council and Planning Commissioners were provided with a summary of the key changes between the 1994 and 2009 Comprehensive plans; noting the summary is also

available on the City's website for the public to review. The summary highlights the policy differences and the new areas of the updated plan. Boughton noted the plan contains an updated vision statement, guiding principles, and key community goals.

4. Buildable Lands/Land Capacity Analysis Summary

Boughton advised an evaluation of approved residential projects since 2002 was performed, which showed the City's growth strategies have worked, obtaining an average net density of 7 units per net acre. This overall density is consistent with the policies of the City's 1994 Comprehensive Plan and the Poulsbo Subarea plan. The City is meeting its density target for the Residential Low (RL) designation/zoning district, and close to the target for the Residential Medium (RM) and Residential High (RH) areas. Amendments were made in 2007 to the RM and RH zoning district to facilitate higher densities.

A review of Certificates of Occupancy (CO) issued since 2002 was performed and mapped, with a majority of those in final plat subdivisions. The conclusion was between 2002-2008, 630 residential CO's were issued, for a total of 741 residential dwelling units.

Planning Director Berezowsky stated there was an error in the number of residential housing units counted, with a majority of the missed units being in Mount Claire and Fjord Gardens. The City will receive updated numbers from the Office of Financial Management (OFM) in April to determine an accurate City population. Berezowsky noted other jurisdictions have had similar miscalculations in permit numbers, according to OFM. The current growth rate of the City of Poulsbo is 1.73%, compared that of Port Orchard at 1.12%.

Councilmember Erickson questioned if the missing units were taken into account in the growth rate calculations presented; Berezowsky advised it did not.

Boughton presented the land capacity analysis including an overview of the methodology established by Kitsap County. The Kitsap County GIS performed the land capacity analysis for both the City and the unincorporated urban growth area. The draft Comprehensive Plan includes three analyses with critical area reduction factors; 22% reduction factor, 26.5% critical area reduction factor reflecting the increased vegetative buffer requirements, and Kitsap County updated Land Capacity Analysis' critical area reduction. To determine whether the City and its Urban Growth Area (UGA) can accommodate its 2025 population allocation, a comparison between the

results of the land capacity analyses and the net growth remaining is made. The results based on the calculations in the analysis, states the City does not have enough capacity for the net growth remaining in the 2025 population allocation. Boughton explained the factors that impacted the City's decrease in land capacity including increased critical area buffers, changes in Kitsap County's land capacity analysis methodology, and the 2002 UGA designation was already slightly smaller than what was necessary. Boughton further explained the need to continue monitoring the growth rate and population capacity. Further, the Growth Management Act has built into its requirement certain check points to ensure that implementation of comprehensive plans area consistent with growth management.

Boughton reported the City must identify reasonable measures and techniques to increase population capacity other than adding land or adjusting the UGA. Kitsap Regional Coordinating Council (KRCC) has developed a list of reasonable measures that local jurisdictions' evaluate and implement, of those the City has chosen to include the following in the draft Comprehensive Plan:

- Initiate Town Center Neighborhood Plan
- Include lot size averaging provisions in City's zoning ordinance
- Monitor all development projects, densities achieved, annual population estimates, and certificates of occupancies

Planning Commissioner Coleman recommended a summary or checklist of required steps the City must do at certain increments, be included in the draft Comprehensive Plan.

In response to Councilmember Rudolph question, Boughton stated the City's population target in 1994 was 15,873, for a 2020 population forecast, which has since been decreased to 14,808 and then pushed out an additional five year to 2025.

Councilmembers Lord and Crowder questioned when the City and Council will receive the updated population from OFM and if those numbers would be updated on the charts in the draft Comprehensive Plan. Berezowsky explained the City would not receive the information from OFM until April, and the draft Comprehensive Plan data will be updated accordingly.

Councilmember Erickson stated the person per household needs to be monitored closely and there should not be anything in the Comprehensive Plan that precludes the City from doing any of the KRCC reasonable measures, or the possibility of expanding or decreasing the UGA.

Councilmember Stern complimented Boughton and the Planning Department staff for their work on the draft Comprehensive Plan.

Planning Commissioner Thayer asked for clarification on why only three reasonable measures were chosen, over the six total measures that were recommended by KRCC. Boughton explained the reasoning behind the decision to not implement six of the measures identified by the KRCC. Thayer recommended language be added to clarify the reasons why certain measures were not chosen.

Councilmember Berry-Maraist questioned how the City is going to accommodate the additional approximately 1500 people, to meet the population allocation; Berezowsky stated the City will continue to monitor the population growth and make adjustments to residential density designations, as necessary. Berry-Maraist also questioned if critical areas were looked at by zoning area, more specifically the high density areas; Boughton explained zoning areas were looked at; however, the citywide average was used.

Councilmember Rudolph commented the location of and surrounding amenities near higher density areas need to be looked at further.

Councilmember Stern commented on the idea of using Accessory Dwelling Units (ADU's) could be used to increase density, should be evaluated more closely, and changed from a conditional use permit to a traditional permit.

Councilmember Erickson commented on mixed-use not being listed on the reasonable measures, and all reasonable measures need to be available for consideration.

Councilmember Lord expressed her agreement that ADU's should not be on a conditional use permit, and made easily available, and all suggested reasonable measures should be made available for implementation.

5. CONTINUED COMMENTS FROM CITIZEN

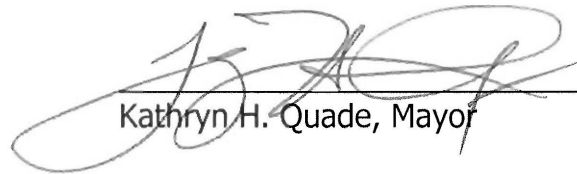
- a.** Molly Lee commented on the new Planned Residential Developments remove a small amount of housing units from critical areas.
- b.** Stephanie Wells commented all reasonable measures should be included in the Comprehensive Plan, to have as many options as possible. Wells also commented the City needs to look at economical ways to accommodate growth, such as ADU's.

- c. Marie Sipple, Shorelines Gallery, expressed her gratitude that the character of downtown was maintained in the update Comprehensive Plan.
- d. Dan Baskins commented on the population allocation being a 20 year plan, and the complex issues with the high density areas.

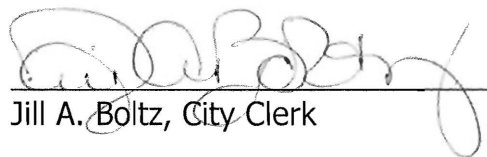
6. ADJOURNMENT

MOTION: McGinty/Lord. Move to adjourn at 9:14 PM.

Motion carried unanimously.


Kathryn H. Quade, Mayor
Ray Stevens, Planning Commission Chair

ATTEST:


Jill A. Boltz, City Clerk

